

**SUBMISSION for 15 February 2017 Agenda item
'OPTIONS FOR RSA BUILDING'**

I OPPOSE COUNCIL

Converting the RSA building into an upgraded and expanded space with a 10 year commercial lease in place using ratepayer funds sourced from endowment /or reserve funds, without any public consultation.

A. I RECOMMEND that COUNCIL

**1. Withdraw the current Resource Consent seeking change/s of use
AND**

**2. Review or Withdraw from negotiating agreement with the un-named interested party
AND**

**3. Consider other options for use/s of the building
AND**

4. Provide details under the Official Information Act as to how Council used 'due process' as required under the Resource Management Act without any public consultation, making District Planning, Council's District Plan Zoning, the Reserves Act & Heritage NZ Act changes which have taken place on the historic RSA building & land.

NB. Public knowledge to date has been limited to discussion about changes associated with the demise of the RSA as an Association & the more recently removal of asbestos from the building.

B. WAITAKI DISTRICT COUNCIL

SECTION 95 REPORT

NOTIFICATION ASSESSMENT: SECTIONS 95A-F OF THE RESOURCE MANAGEMENT ACT 1991, dated 24 January 2017 to Planning Manager, Peter Kloosterman. Consent Number File ID 201 2017 882 drawn up by Consultant Resource Management Planner, Victoria van der Spek, for Waitaki District Council describes the activity as "Re-development of site into a commercial premises to enable its use for a 24 hour call centre". District Plan & Zoning states 'Operative Waitaki District Plan: Business 1 (Map 76).

The consent will be presented to Council's Planning Unit on 25 January, 2017.

The Consultant Planners report states 'The Council has concluded, for reasons later stated that the application should be processed on a non-notified basis.

C. QUESTIONS

- 1. How was the historic RSA building (& nearby Volunteer Drill Hall?) been changed to Commercial in a new Business 1 Zoning in mid 2016 without public consultation. The building, built after WWII had War Memorial status & was built by & for returned servicemen & women. Along with the neighbouring land & memorial gardens set aside & still in use today for ANZAC remembrance, was a permitted use on Crown Land. It is understood that the status changed to Recreation Reserve for Community use in mid 2016.**

- 2. How can ratepayer Endowment or Reserve funds be used to provide space for Commercial / Business use? Council's 'expectation' that 'return on investment (will) improve over time' (Condition 1d) is concerning, as is Council's financial control over Endowment & Reserve funds when Council opinion states that this particular Commercial use will be 'equal or better than they do in their current investment' (Condition 1c).**

- 3. Why are there no building design plans or surveyed ground plans showing the project upgrading / development / traffic movement & CarPark?**

- 4. Where is / are traffic movement plans from road & rail transport authorities? The RSA building as part of the original War Memorial ground, is bounded by SH1, the South Island main trunk railway line, Wairere Dell Reserve & Itchen St which feeds between Oamaru's main (Thames St) & SH1, with two streets (Wharfe & Ure Sts) leading to the South Hill which is zoned Residential.**

- 5. Development of a CarPark for up to 45 cars as accessed off Itchen Street through Wairere Dell is not made clear, especially when at the moment Monday to Friday, another 40 to 50 cars, mostly owned by WDC employees, are parked in**

this area. Is the CarPark a Public metered CarPark or is the CarPark only for the Commercial lessee, for its use 24/7?

- 6. Why were / are residents of the neighbouring South Hill residential area not been / being given any opportunity to consider, support or oppose the development from War Memorial to Reserve to Commercial lease at any time?**

As I am unable to attend Wednesday's Council meeting, I would appreciate this submission being circulated, read out & tabled.

Thankyou.

Helen Stead, 15 Wharfe Street, Oamaru 9400.

Mob Txt 027 434 1173

Email helenstead@xnet.co.nz